



Greater Toronto Area
Central Waterfront

New Homes High Rise Submarket Report
Data as of November 2020



Central Waterfront Submarket Report - November 2020



Central Waterfront		GTA
Active Projects	9	360
Total Units	4,721	94,905
Total Sales	3,770	79,034
Rem. Inv.	835	11,493
Avg. \$/SF	\$1,510	\$1,151
Avg. SF	1,070	964
Avg. \$	\$1,616,118	\$1,109,229
Current Month Sales (incl. active & sold out)	1	1,836

Development Applications

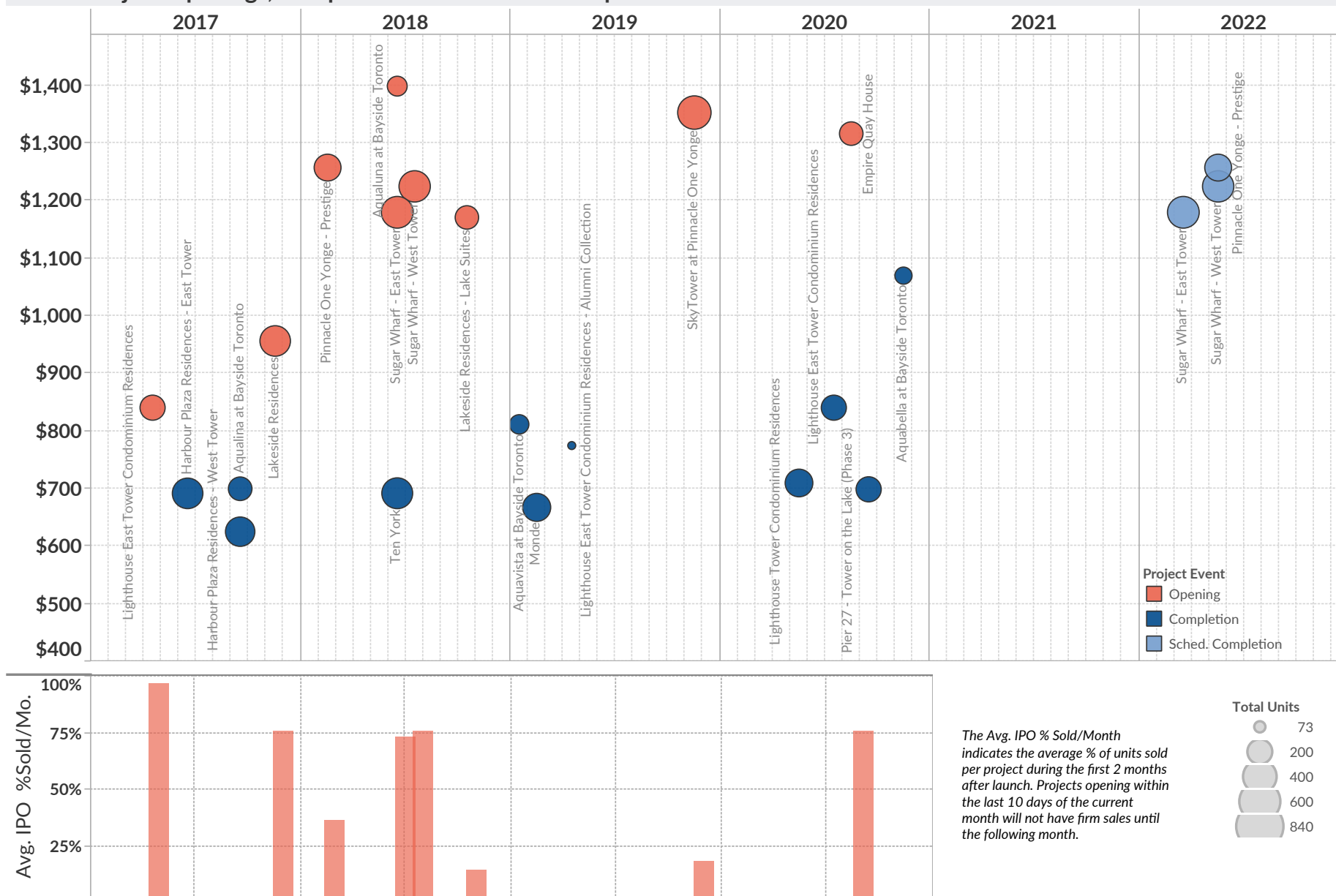
Central Waterfront		City of Toronto
Number of Dev. Apps.	8	464
Total Units	19,434	256,111
Min. Floor Space Index	1.5	0.1
Max. Floor Space Index	19.1	61.7
Avg. Floor Space Index	9.2	6.6

Submarket - Months of Inventory (calculated using current rem. inv. and last 12 month sales)



Central Waterfront Submarket Report - November 2020

Recent Project Openings, Completions & Scheduled Completions



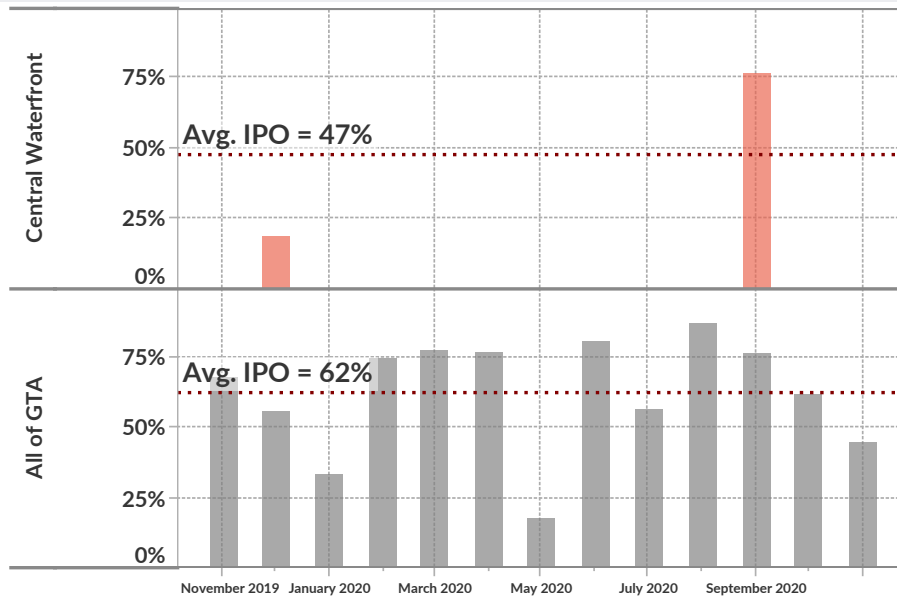
Central Waterfront Submarket Report - November 2020

Project Data by Unit Type

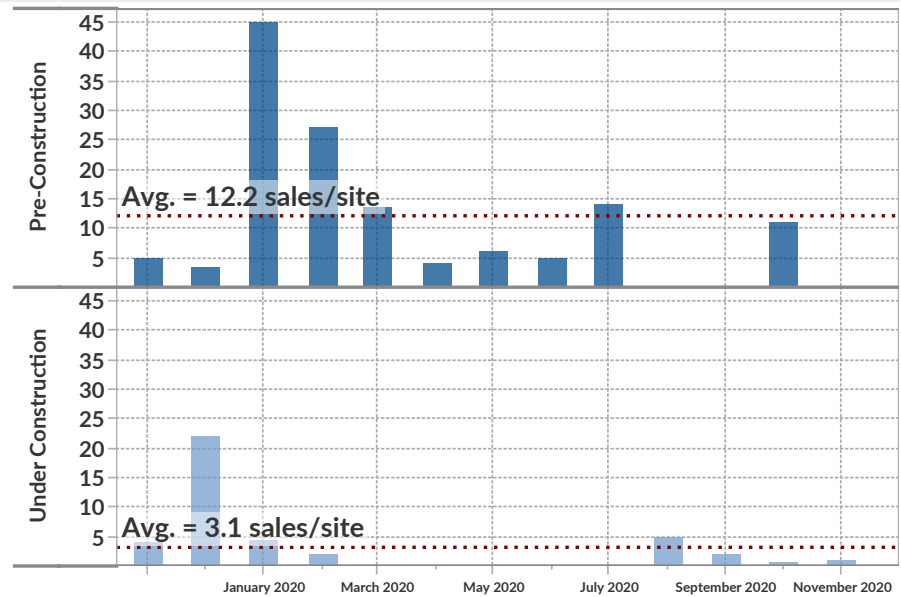
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	96	0	80	16
1 Bedroom	1,266	0	1,203	63
1 Bedroom + Den	1,352	0	1,164	188
2 Bedroom	813	1	735	78
2 Bedroom + Den	548	0	318	230
3 Bedroom & Up	492	0	238	254
Penthouse	20	0	20	0
Other	18	0	12	6

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,361	416	445	\$568,990	\$602,990
\$1,474	448	676	\$545,000	\$838,990
\$1,371	544	790	\$692,000	\$1,088,900
\$1,495	622	2,066	\$780,000	\$2,550,000
\$1,528	756	2,722	\$988,990	\$4,290,000
\$1,570	812	2,515	\$961,000	\$3,990,000
\$1,289	1,720	2,416	\$2,275,000	\$2,950,000

IPO Launch Performance (first 2 months)

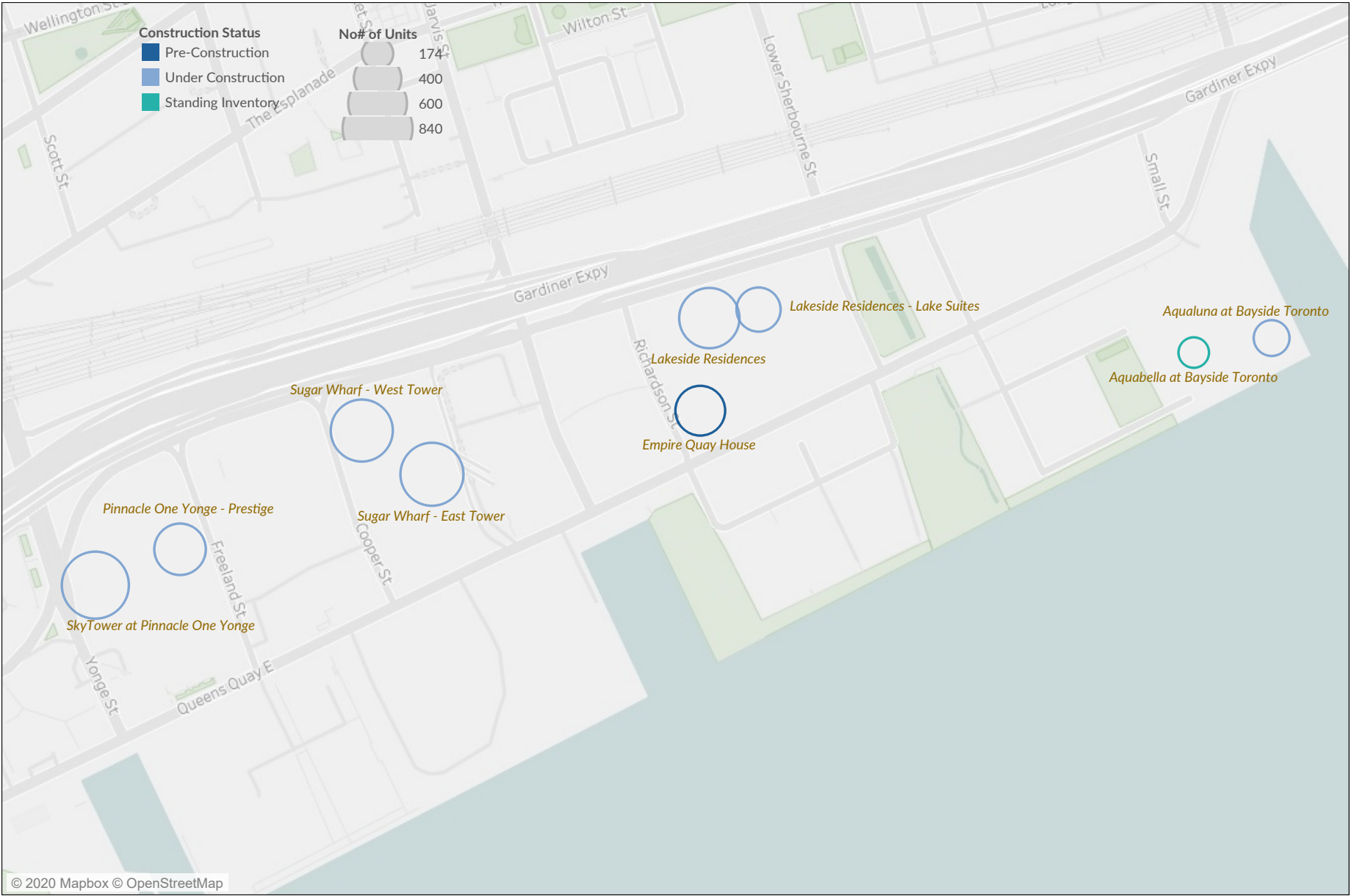


Post Launch Absorption: Central Waterfront



Central Waterfront Submarket Report - November 2020

Current Active Projects



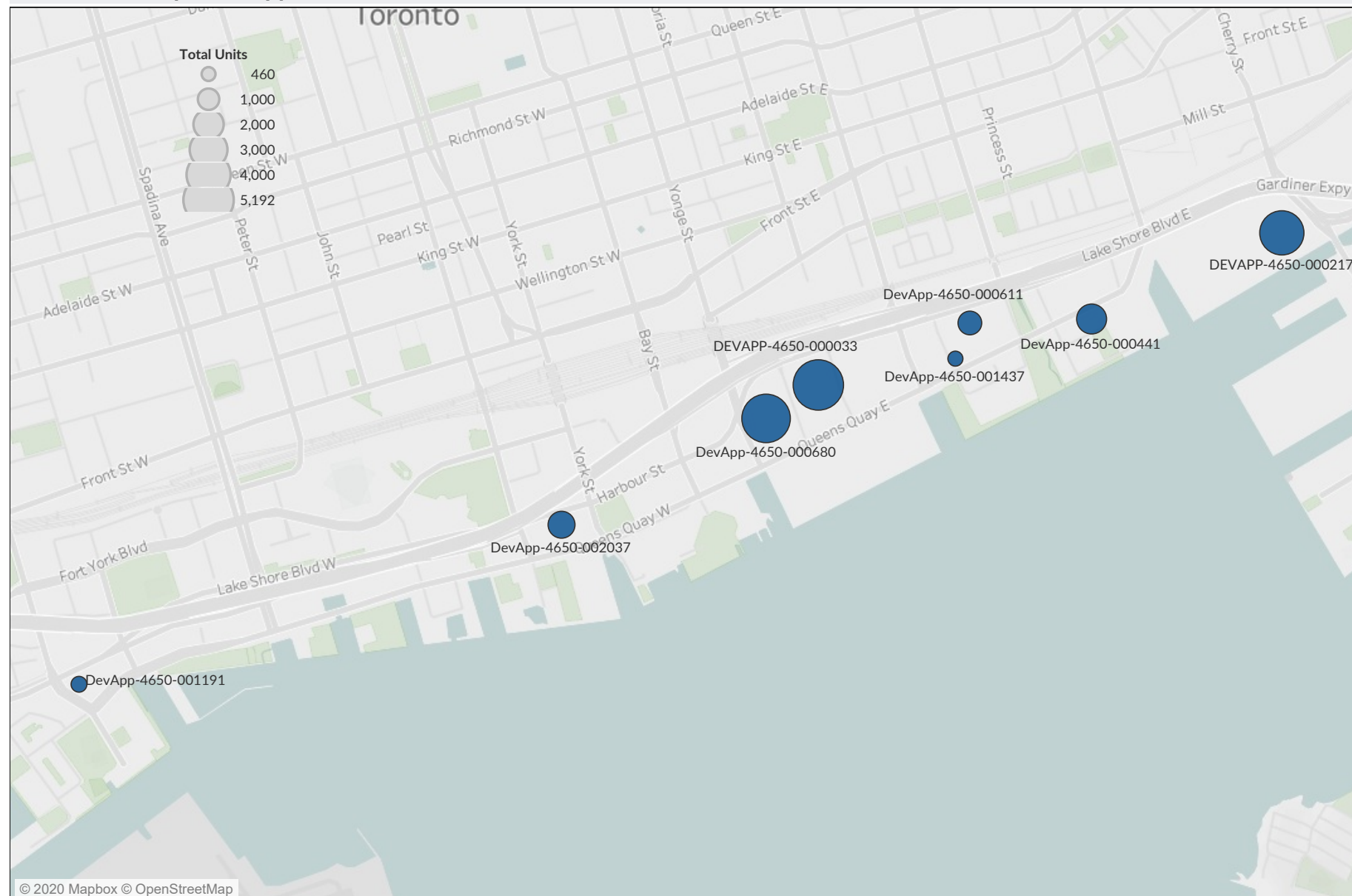
Central Waterfront Submarket Report - November 2020

Current Active Project List

Site Name	Product Type	Month, Year of Occ Date	Current Month Sales	YTD	Rem. Inv.	Total Units	Original \$/SF	Avg. \$/ SF
Aquabella at Bayside Toronto - Tridel and Hines	Apartment	November 2020	0	0	0	174	\$1,070	\$1,473
Aqualuna at Bayside Toronto - Tridel and Hines	Apartment	September 2024	0	6	29	240	\$1,399	\$1,398
Empire Quay House - Empire	Apartment	January 2024	0	285	75	463	\$1,317	\$1,305
Lakeside Residences - Greenland Group	Apartment	June 2023	0	15	3	680	\$957	\$1,229
Lakeside Residences - Lake Suites - Greenland Group	Apartment	September 2023	0	100	45	365	\$1,171	\$1,360
Pinnacle One Yonge - Prestige - Pinnacle International	Apartment	May 2022	0	11	129	496	\$1,258	\$1,543
SkyTower at Pinnacle One Yonge - Pinnacle International	Apartment	November 2024	1	204	482	840	\$1,353	\$1,563
Sugar Wharf - East Tower - Menkes	Apartment	March 2022	0	25	29	743	\$1,180	\$1,396
Sugar Wharf - West Tower - Menkes	Apartment	May 2022	0	9	43	720	\$1,225	\$1,423

Central Waterfront Submarket Report - November 2020

Current Development Applications



Central Waterfront Submarket Report - November 2020

Current Development Application List

InventoryNumber	Address	Floor Space Index	Total Units
DEVAPP-4650-000033	55 Lake Shore Boulevard East	10.7	5,192
DEVAPP-4650-000217	324 Cherry Street; 429 Lake Shore Boulevard East	4.1	4,000
DevApp-4650-000441	261 Queens Quay East	3.9	1,833
DevApp-4650-000611	215 Lake Shore Boulevard East	12.9	1,147
DevApp-4650-000680	1 Yonge Street	22.4	4,812
DevApp-4650-001191	545 Lake Shore Boulevard West	7.5	508
DevApp-4650-001437	162 Queens Quay East	11.3	460
DevApp-4650-002037	200 Queens Quay West	19.1	1,482

Please note data may include existing residential units, rental replacement units or commercial space; and some data may not be publicly available at this time.

Central Waterfront Submarket Report - November 2020

Monthly Sales		Current GTA Active Projects							Dev. Apps.
Sub Market	Current Month Sales	Active Projects	Total Units	Total Sales	Rem. Inv.	Avg. \$/SF	Avg. SF	Avg. \$	Total Units
Bloor - Yorkville	• 41	• 17	• 5,543	• 4,256	• 662	• \$1,954	• 1,203	• \$2,351,534	• 9,636
Central Waterfront	• 1	• 9	• 4,721	• 3,770	• 835	• \$1,510	• 1,070	• \$1,616,118	• 19,434
Don Mills - York Mills	• 37	• 12	• 3,683	• 3,174	• 287	• \$1,007	• 1,007	• \$1,013,169	• 14,212
Downtown Core	• 1	• 7	• 4,236	• 3,657	• 199	• \$1,919	• 826	• \$1,584,250	• 19,624
Downtown East	• 18	• 21	• 7,481	• 6,512	• 689	• \$1,252	• 815	• \$1,019,805	• 16,999
Downtown West	• 32	• 28	• 9,703	• 8,438	• 1,004	• \$1,438	• 928	• \$1,334,007	• 19,595
Etobicoke Waterfront	• 0	• 1	• 602	• 453	• 40	• \$1,326	• 848	• \$1,125,069	• 8,726
Highway7 - Yonge	• 13	• 5	• 1,399	• 1,309	• 82	• \$720	• 1,189	• \$855,908	•
Mississauga City Centre	• 15	• 12	• 6,998	• 6,395	• 584	• \$925	• 790	• \$730,344	•
North Toronto	• 19	• 13	• 3,707	• 3,061	• 519	• \$1,280	• 814	• \$1,041,814	• 10,499
North Yonge Corridor	• 4	• 6	• 1,715	• 1,486	• 84	• \$1,162	• 826	• \$960,338	• 8,097
North York East	• 0	• 2	• 528	• 519	• 8	• \$942	• 978	• \$921,150	• 1,367
North York West	• 111	• 10	• 1,258	• 942	• 270	• \$1,236	• 1,467	• \$1,813,413	• 13,464
Not Applicable	• 1,380	• 161	• 32,213	• 25,948	• 4,660	• \$824	• 935	• \$770,782	• 93,735
Scarborough City Centre									• 2,245
Sheppard Corridor	• 14	• 14	• 3,833	• 3,400	• 429	• \$1,123	• 934	• \$1,049,025	• 7,811
Thornhill	• 40	• 6	• 1,720	• 1,365	• 345	• \$1,062	• 1,066	• \$1,132,690	•
Toronto East	• 5	• 12	• 1,533	• 1,113	• 203	• \$1,099	• 835	• \$917,682	• 3,374
Toronto West	• 101	• 17	• 3,371	• 2,738	• 430	• \$1,157	• 960	• \$1,111,178	• 11,904
Yonge - St. Clair	• 4	• 7	• 661	• 498	• 163	• \$1,783	• 1,468	• \$2,617,636	• 3,576

Copyright © Altus Group Limited

Altus Group Limited, makes no representation about the accuracy, completeness, or the suitability of the material represented herein for the particular purposes of any reader and such material may not be copied, duplicated or re-distributed in any form or by any means without the prior written permission of Altus Group Limited. Altus Group Limited assumes no responsibility or liability without limitation for any errors or omissions in the information contained in the material represented. E&O.E.